

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **January 8, 2007**

Members Present-

Roberta Rogers-Chairperson/Director, Skip Lukert-Building Official, Marie Keenum-911 Coordinator, Mike Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Lee Hawkins-Attorney, Brad Cornelius-Planning Manager, Karen Parker-Secretary, and Bill Stevens-Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mr. Cornelius made a motion to approve the minutes from December 11, 2006. Mrs. Keenum seconded the motion and the motion carried.

Mr. Ginn joined the Committee as County Engineer for the non-Villages project.

OLD BUSINESS:

Hidden River Ranches – Major Development – Preliminary & Engineering Review

Jeff Tuchband, developer, Louis Leon and Alfonso Tello, engineers, were present and requested preliminary and engineering approval to develop a 60-unit subdivision with an equestrian theme. This project is located in the Bushnell area on C-575. Mr. Cornelius' comments consisted of providing a memorandum of agreement between the developer and the Board, conservation easements for preservation areas for habitat or wetland enhancement, as defined in F. S. § 704.06 with a third party entity for maintenance approved by the Board, providing plans for habitat enhancement and wildlife management programs, and wetland enhancements must be designed by a certified biologist. Mr. Cornelius also stated we can move forward with this project, and the above noted documents will be conditions of approval per Attorney Thornton. Mrs. Keenum, Mr. Lukert, and Mr. Hawkins had no comments. Engineering comments consisted of providing a copy of the permits for gopher tortoise relocation and any other environmental permits, providing the actual geotechnical information confirming the values used in the analysis for the drainage calculations, including adequate dimensions of the stormwater management facilities on the plan and profile pages, providing the grading around each stormwater management facility showing the berm and how the contours tie into the existing grade or into an adjacent swale, providing the hydraulic analysis for the culvert at CR 575, providing discharge weir data for each stormwater management facility on the plans, providing a detail of the earthen berm on the plans, providing a cross-section of each stormwater management facility indicating the design high water line/the pond top and bottom elevations/pond dimensional data/soil boring locations/soil boring data, as well as the seasonal high ground water table, clarifying the pre-development model Basin E and Basin F, providing the pre- and post-development basin and node summaries in a legible format, and clarifying the stage-storage calculations. Mr. Stevens stated Public Works supported the engineering comments.

Mr. Cornelius moved to approve the preliminary plans subject to the applicant providing all requested documents for implementation of the Master Planned Unit Development and resolution of the engineering issues as part of the engineering plan approval. Mr. Stevens seconded the motion, and the motion carried.

Mr. Cornelius moved to table the approval of the engineering plans until the applicant has addressed and resolved all outstanding engineering issues. Mr. Stevens seconded the motion, and the motion carried.

Mr. Ginn excused himself from the meeting.

Mr. Springstead joined the Committee as County Engineer for the Villages projects.

TV – Tire Choice @ Buffalo Ridge – Major Development – Preliminary & Engineering Review

Chris Germana and Jessie Garner, Kimley-Horn and Associates, Inc., were present and requested preliminary and engineering approval to construct a 6,694 square foot building for a tire/service center within the Buffalo Ridge development. This project is located on CR 466 in the Villages @ Buffalo Ridge in front of Wal-Mart. Mrs. Parker's only comment consisted of adding the zoning and land use of the adjacent properties to the plans. Mr. Cornelius, Mrs. Keenum, Mr. Lukert, Mr. Hawkins, and Mr. Stevens had no comments. Engineering comments consisted of indicating the storm drain material specifications on the plans, extending the 8" water main outside of the proposed pavement, showing the dumpster drain on the plans, showing the tie into the site sanitary sewer, clarifying the sidewalk ramp detail on the site plan, indicating the traffic pattern from the site east onto Village Campus Circle, and providing a copy of all required regulatory agency permits.

Mr. Cornelius moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion, and the motion carried.

TV – Steak – N - Shake @ Buffalo Ridge – Major Development – Preliminary & Engineering Review

Chris Germana and Jessie Garner, Kimley-Horn and Associates, Inc., were present and requested preliminary and engineering approval to construct a 4,145 square foot restaurant with a drive-thru within the Buffalo Ridge development. This project is located on CR 466 in the Villages @ Buffalo Ridge in front of Wal-Mart. Mrs. Parker's comments consisted of correcting the following errors in the legal description: adding the word 'beginning' in the last line of the lessed out parcel legal, correcting line 9 in the parent parcel legal, correcting line 11 of the parent parcel legal, and correcting the bearings in lines 6, 8, and 17 of the lessed out parcel legal, adding the acreage to the survey, providing the setback line or labeling all setbacks, providing the total number of estimated employees, labeling Golden Corral as existing or under construction on the site plan, providing a dumpster closure detail, labeling the driveway as existing and reference the development plans, reviewing the locations of the drive-thru speaker and menu, and providing wheel stops for the handicap parking spaces. Mr. Cornelius, Mrs. Keenum, Mr. Hawkins, and Mr. Stevens had no comments. Mr. Lukert discussed the short handicap parking space causing a vehicle to overhang. Engineering comments consisted of showing the dimensions for the angled parking near the south entrance, providing wheel stops for the handicap parking, providing storm drain specifications, and providing a copy of all required regulatory agency permits.

Mr. Cornelius moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

Mrs. Keenum moved to adjourn. Mr. Stevens seconded the motion, and the motion carried.

Meeting adjourned at 2:55 p.m.